Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, March 13, 2014

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Ira Bennett, Chuck Buss, Andrea Gregory, Lauren Proper, Scott Solliday, Korri Turner

Staff Present: Alyssa Gerszewski, Billy Kiser, Joe Nucci, Jared Smith, Mark Vinson

Public Present: Victor Linoff, Paul Minnick, Trent Potter

Call to Order: 6:05 P.M., Andrea Gregory, Chair

1. Call to Audience
   • No Reply

2. Approval of HPC Minutes 02/13/2014
   MOTION [TURNER]: MOVE TO APPROVE TEMPE HPC MEETING MINUTES FROM 02/13/2014, SECOND [PROPER], APPROVED, 5-0

3. Discuss & Consider Proposed Cavalier Hills Hist. Dist. Designation
   • City Attorney’s Office is currently reviewing the district designation process.
   • Overview of Concord Village Proposed Historic District
   • March 11 meeting with Concord Village board of directors was cancelled
   • The property is not eligible for historic designation; although construction began in 1964 (50 yrs. ago), it was not completed until 1968 (less than 50 yrs. ago)
   • Precedent for district designation in Tempe has been that a property must be at least 50 years from the build-out date, not from the beginning of construction.
   • Concord Village will be eligible for historic designation in 2018

4. Discuss & Consider Historic Preservation Plan Update
   • City Attorney and Community Development Director are working to update HP ordinance; revision of HP plan is also suggested.
   • Discussion of Phoenix and Mesa HP Plans (Phoenix in process of writing new HP plan)
   • Phoenix and Mesa HP plans written from city staff viewpoint; Tempe’s current HP plan written from HPC’s viewpoint – discussion of which approach is most appropriate
   • Discussion of hiring independent contractor to write HP plan; Tempe HPO has been using grant monies to fund student interns rather than hire contractors
   • New HP Plan must be adopted by City Council
   • Overview of HP ordinance parameters regarding updating HP Plan
   • Gregory: HPC should make recommendations on revisions to HP Plan, but should not write the HP Plan; writing of the formal document could be contracted out, completed in-house by HPO staff, etc.
Purpose of HP Plan should be for use by City staff to test the validity of proposed projects (construction, demolition, adaptive re-use, etc.)
HP Plan and HP Ordinance intended to be interdependent companion documents
Linoff: HP Plan is a philosophical document; HP ordinance is a legal one. HP Plan intended to be a guideline for future City staff and Commission members
HP Plan should set achievement goals and metrics to measure success; potential public incentives; and aspirations for future built environment
HP Plan language should be easily understandable and publically accessible
Vinson: HPC is the appropriate body for holding public meetings on HP Plan revision
Discussion on inclusion of public outreach and land-use planning as components of revised HP Plan
Discussion of Historic Preservation as addressed in GP2040
Discussion of strategies for HP funding through HP Plan and HP Ordinance revisions
Discussion of Improvement Districts or Proximity Improvements being lumped with new development as an HP incentive – a “developer impact fee”
Bennett: problem in Tempe is that most historic properties are located in one small area near downtown; what incentive do Tempe residents in southern zip codes have to support funding something that is limited to a small area of town?
Linoff: conduct surveys to determine public opinion on HP
Smith: public outreach – present HP in schools, highlight prehistoric resources which exist on 15% of Tempe’s land mass, foster sense of public pride in local history, get people to think for the future, i.e., that their neighborhood will one day become historic

5. Discuss & Consider Historic Preservation Ordinance Update
HP ordinance last updated/revised in June 2000
Gregory: suggests 5 items for revision/addition in HP ordinance update: intensity & density; proximity effects; waiver process; public meeting process; archaeologically-sensitive areas
Nucci: Explanation of each of these 5 items
Two additional items proposed: revision of residency requirements for HPC membership, and historic district nomination process
Nucci: current residency requirement for HPC is unnecessarily restrictive; since HPC is a city commission that requires specialized skills (by ordinance), HPC should be able to draft members who reside outside of Tempe city limits
Suggestion that revised ordinance allow for non-resident HPC membership, but that Tempe resident applicants be given preference over non-residents
Review of district nomination process: can one property owner nominate an entire district? City staff can do this but shies away from doing so.
Discussion of Prop 207 effect on historic district nomination and designation process
City Council must see a majority threshold of approval for district designation in order to take positive action; in many cities, this threshold is as high as 60-80 percent owner approval
Discuss of the National Register of Historic Places “50% plus 1” formula for district designation; discussion of waivers
Tempe HP ordinance currently modeled on National Register criteria for eligibility
Discussion of archaeologically-sensitive areas
Turner: How can a developer know if an area is archaeologically sensitive? Nucci: City’s permitting process has a mechanism whereby such areas are flagged and that information is disclosed to developers seeking permits
There is no set time frame for HP ordinance revision and update
• HPC to begin drafting informal explanatory language for these 7 proposed areas of revision to HP ordinance. Drafting to be done prior to April meeting as follows: public meetings (Proper); waivers (Buss); proximity effects (Solliday); archaeological sensitivity (Turner & Gregory); intensity/density (Bennett); residency requirements (Nucci); district nomination process tabled to next meeting

6. Discuss and Consider Historic Preservation Incentives update
• Discussion of City of Phoenix HP incentives through bond funding, property tax credits, etc.
• SHPO’s Bill Collins to present on HP incentives at May HPC meeting
• Collins research looks at effects of HP on property values using “rates of change in value” as metric
• Proper: We need an incentive for adaptive reuse; HP currently focuses too much on a strict dichotomy of ‘preserved’ or ‘destroyed’
• Grants for property upkeep or integrity loss reversals
• Property tax breaks
• Improvement districts or perimeter development
• HP collection or tax on projects/improvements
• Developer impact fee (similar to arts fee) = 1%
• Bond question

7. Discuss and Consider Graduate Student Intern Program Projects
• HSRC to hear National Register Nomination for Kirkland-McKinney Ditch at March meeting
• Interns to begin drafting determination of eligibility for Raymond (Hausman) House (1108 S. Maple) historic property designation

8. Discuss and Consider Chair/Staff Updates
  Nucci: Recap of Downtown Walk-Through History Event – raised $625

9. Current Events / Announcements / Future Agenda Items
  Commission reception to be held at Tempe Center for the Arts, April 22nd

Meeting adjourned at 8:05 pm

Andrea Gregory, Chair
-minutes scheduled for HPC approval on 04/10/2014
FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley. the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
- CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
- DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
- DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
- GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
- HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
- HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
- IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
- IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
- NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
- NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
- PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
- SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
- SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
- Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
- Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
- THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
- TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.